

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE: Kenneth Murray

Debtor(s)

CHAPTER 7

U.S. Bank National Association, not in its individual
capacity but solely as trustee for the RMAC Trust, Series
2016-CTT

NO. 17-16190 ELF

Movant

vs.

11 U.S.C. Section 362

Kenneth Murray

Debtor(s)


Lynn E. Feldman, Esq.

Trustee

ORDER

AND NOW, this 17th day of January, 2018, upon failure of Debtor(s) and the Trustee to file an answer or otherwise plead, it is:

ORDERED THAT: the Motion for Relief from the Automatic Stay is granted, and the automatic stay of all proceedings, as provided under Section 362 Title 11 of the United States Code, as amended (the Bankruptcy Code), is modified as to Movant, with respect to the subject premises located at 1304 68th Avenue, Philadelphia, PA 19126 ("Property"), to allow Movant, or its successor or assignee, to proceed with its *in rem* rights and remedies under the terms of the subject mortgage and pursue its *in rem* State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Furthermore, the automatic stay, having been so modified, shall not prohibit any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) from taking any legal action to enforce or establish its right to possession of the Property.



ERIC L. FRANK
CHIEF U.S. BANKRUPTCY JUDGE